



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: 13310-0-00429
Date Received: 6/19/13
Commission/Civic: Italian Village
Existing Zoning: R-4 Application Accepted by: H. Reiss Fee: \$1,900.00
Comments: 8/27/13

TYPE(S) OF ACTION REQUESTED (Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections.

SEE ATTACHED LIST OF VARIANCES
TO COMBINE 3 EXISTING PARCELS AND DIVIDE THEM INTO
6 RESIDENTIAL - SINGLE FAMILY LOTS

LOCATION

1. Certified Address Number and Street Name 978 Summit St
City Columbus State OH Zip 43
Parcel Number (only one required) ~~617~~ 010-285184

APPLICANT: (IF DIFFERENT FROM OWNER)

Name CONNIE J. Klema
Address 145 E RICH ST 2ND FLOOR City/State Cols OH Zip 43215
Phone# 614 469 9122 Fax# N/A Email CKLEMA@CROHIO.COM

PROPERTY OWNER(S)

Name Village Lots Ltd c Ruth Gless
Address 91 E LINCOLN ST Cols 43215 City/State Cols OH Zip 43215
Phone# N/A Fax# N/A Email rgless@LINCOLNSTREET.COM
☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☒ Attorney ☐ Agent

Name CONNIE J Klema
Address 145 E RICH ST 2ND FL City/State Cols OH Zip 43215
Phone# 614 469 9122 Fax# N/A Email: CKLEMA@CROHIO.COM

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE Conn J Kle
PROPERTY OWNER SIGNATURE Conn J Klema on behalf of Village Lots Ltd c Ruth Gless
ATTORNEY / AGENT SIGNATURE Conn J Kle

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer



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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME CONNIE J. KLEMA
of (1) MAILING ADDRESS 145 E RICH ST COLS OH 43215
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 978 Summit St.

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME

(4) RUTH GLESS / VILLAGE LOTS LTD

AND MAILING ADDRESS

41 E. LINCOLN ST.

COLS OH 43215

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

CONNIE J. KLEMA

614 469 9122

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) ITALIAN Village

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

SEE ATTACHED

☐ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

(8)

Connie J. Klem

Subscribed to me in my presence and before me this 13th day of June, in the year 2013

SIGNATURE OF NOTARY PUBLIC

(8)

GORDON P. SHULER, Attorney At Law

NOTARY PUBLIC - STATE OF OHIO

MY COMMISSION HAS NO EXPIRATION DATE

SECTION 147.03 R. C.

My Commission Expires:

Notary Seal Here

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Connie J. Klema, Attorney
145 E. Rich St., 2nd Floor
Columbus, Ohio 43215

John Allendorf
136 Punta Alley
Columbus, Ohio 43201

Jonathon & Michelle Axelrod
183 W. Kenworth Rd.
Columbus, Ohio 43214

George Boyd
1537 Manchester Ave.
Columbus, Ohio 43211

Canterbury M S et al
152 E. Second Ave.
Columbus, Ohio 43201

Aaron & Gwen Carmack
140 E. Second Ave.
Columbus, Ohio 43201

Roger Farrell
76 E. Third Ave
Columbus, Ohio 43201

First National Cash Refund
1620 E. Broad St.
Columbus, Ohio 43203

Jeffrey Hissem
144 Punta Alley
Columbus, Ohio 43201

Ronald & Elizabeth Hoffer
989 Summit St.
Columbus, Ohio 43201

Interim Funding LLC
10425 W. North Ave.
Wauwatosa WI 53226

Duane McCoy & Michael Coakley
141 Punta Alley
Columbus, Ohio 43201

Marcey McDonald & Eric Whyard
135 Coolidge Cir
Aurora, CO 80018

Angela Neal
1004 Summit St.
Columbus, Ohio 43201

Network Restorations
957 E. Broad St.
Columbus, Ohio 43205

New Victorians
455 W. Third Ave.
Columbus, Ohio 43201

Carolyn Proto
112 E. Second Ave.
Columbus, Ohio 43201

SBT Properties, Inc.
2380 Farleigh Rd.
Columbus, Ohio 43221

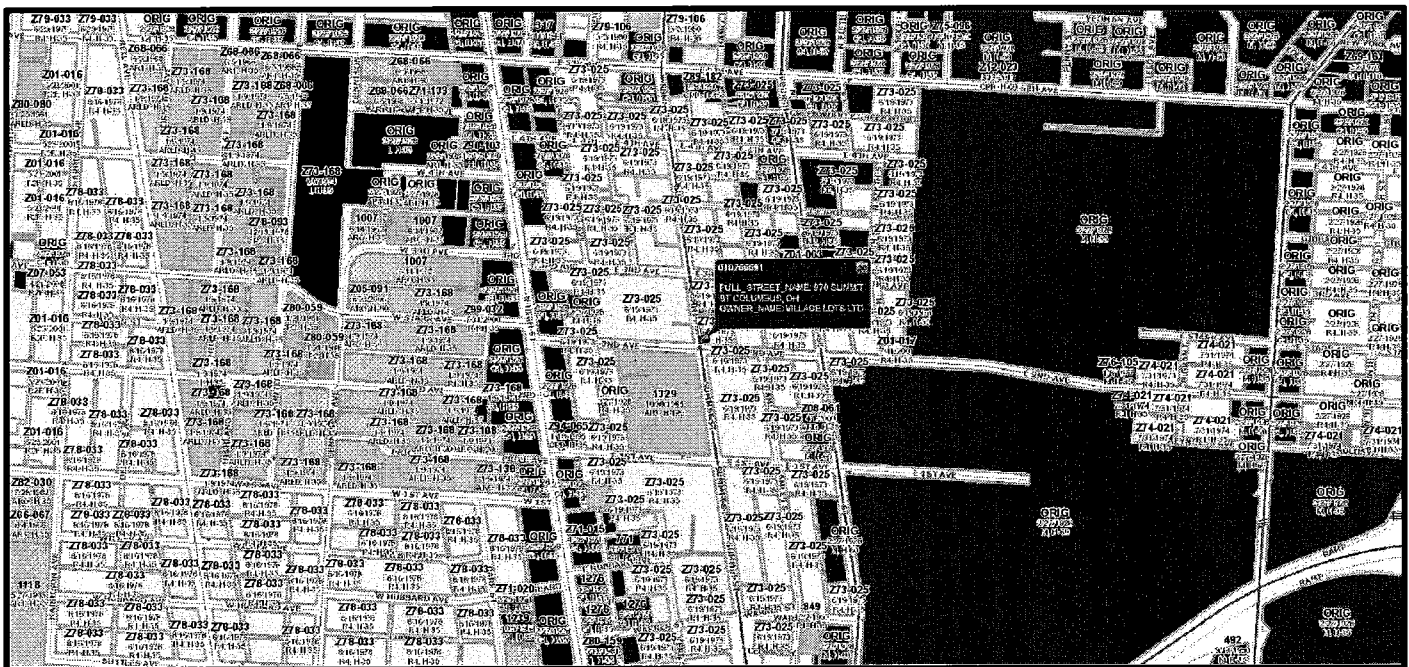
Columbus Metropolitan Housing
Authority
880 E. 11th Ave.
Columbus, Ohio 43211

Edward Herrmann J. Bishop
933 Hamlet St.
Columbus, Ohio 43201

Robert & Beth Vogt, Tr
149-153 Punta Alley
Columbus, Ohio 43201

Scott Weaver
955 Summit St.
Columbus, Ohio 43201

13310-00429
978 Summit St.



STATEMENT OF HARDSHIP

The subject property is three parcels that border the east side of Summit Street and span from the north at Punta Alley to the south at Second Avenue.

The subject property is located in Italian Village. The majority of lots surrounding the subject property have either been improved with new and restored homes, or planned for the same. Two story homes line Summit, Punta and Second. The subject property is vacant.

The applicant proposes to combine the three parcels and divide them into six uniform lots, all of which will be improved with one (1) two-story home. Each lot will accommodate 2 on-lot parking spaces. Each lot will accommodate a yard and porch. The lots and houses will be in character with the neighborhood's linear rows of homes lining the streets with vertical designs.

The subject property is zoned R-4. The lots and homes in this neighborhood were platted and built long before the current R-4 zoning restrictions were applied. The area accounts for its improvements by permitting the R-4 restrictions to be varied to allow the restoration and construction of new homes. The proposed lots and homes will serve to restore an empty block with the style and quality of homes that once lined the street. Granting these variances will not be injurious to neighboring properties or contrary to the public interest.

**13310-00429
978 Summit St.**

SUMMIT & PUNTA

LIST OF VARIANCES

TRACT 1:

1. To permit the lot area to be less than 5000 square feet and to be 2,874.96 square feet.
(3332.15)
2. To permit the setback line to be less than ten (10) feet and to be eight (8) feet .(3332.21(D)(2))
3. To permit the lot width to be less than fifty (50) feet and to be 27.83 feet (3332.05)
4. To permit maneuvering to not be provided solely on Tract 1 but to be provided on Tract 1 and the access easement (3312.25)

TRACT 2

1. To permit the lot area to be less the 5000 square feet and to be 2134.44 square feet (3332.15)
2. To permit the setback line to be less than ten (10) feet and to be eight (8) feet (3332.21(D)(2))
3. To permit the lot width to be less than fifty (50) feet and to be 27 feet (3332.05)
4. To permit the minimum north side yard setback to be less than 3 feet and to be 0 feet
(3332.25)
5. To permit the maximum side yard requirement of 20% of lot width to be less and to be 3 feet
(3332.25)
6. To permit maneuvering to not be provided solely on Tract 2 but to be provided on Tract 2 and the access easement (3312.25)

TRACT 3

1. To permit the lot area to be less the 5000 square feet and to be 2134.44 square feet (3332.15)
2. To permit the setback line to be less than ten (10) feet and to be eight (8) feet (3332.21(D)(2))
3. To permit the lot width to be less than fifty (50) feet and to be 27 feet (3332.05)
4. To permit the minimum north side yard setback to be less than 3 feet and to be 0 feet
(3332.25)
5. To permit the maximum side yard requirement of 20% of lot width to be less and to be 3 feet
(3332.25)
6. To permit maneuvering to not be provided solely on Tract 3 but to be provided on Tract 3 and the access easement (3312.25)

TRACT 4

1. To permit the lot area to be less the 5000 square feet and to be 2134.44 square feet (3332.15)
2. To permit the setback line to be less than ten (10) feet and to be eight (8) feet (3332.21(D)(2))
3. To permit the lot width to be less than fifty (50) feet and to be 27 feet (3332.05)
4. To permit the minimum north side yard setback to be less than 3 feet and to be 0 feet
(3332.25)

13310-00429
978 Summit St.

5. To permit the maximum side yard requirement of 20% of lot width to be less and to be 3 feet (3332.25)
6. To permit maneuvering to not be provided solely on Tract 4 but to be provided on Tract 4 and the access easement (3312.25)

TRACT 5

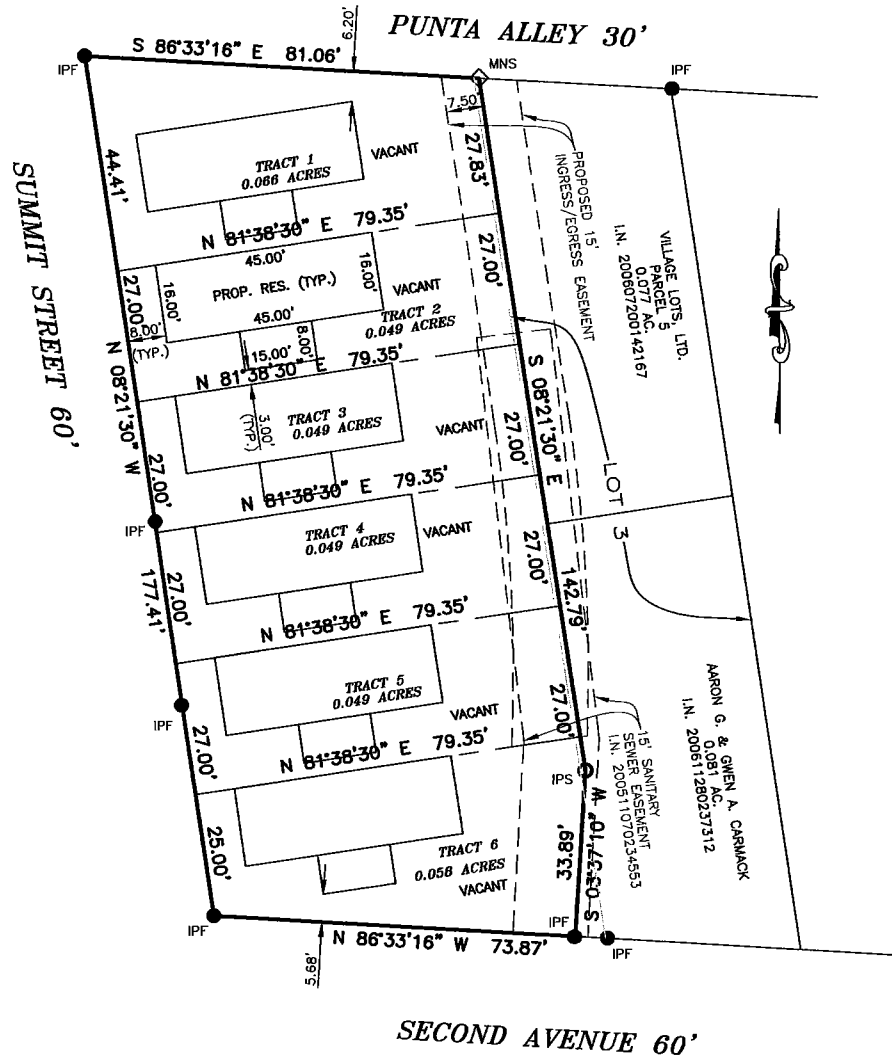
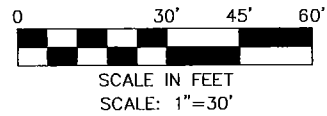
1. To permit the lot area to be less the 5000 square feet and to be 2134.44 square feet (3332.15)
2. To permit the setback line to be less than ten (10) feet and to be eight (8) feet (3332.21(D)(2))
3. To permit the lot width to be less than fifty (50) feet and to be 27 feet (3332.05)
4. To permit the minimum north side yard setback to be less than 3 feet and to be 0 feet (3332.25)
5. To permit the maximum side yard requirement of 20% of lot width to be less and to be 3 feet (3332.25)
6. To permit maneuvering to not be provided solely on Tract 5 but to be provided on Tract 5 and the access easement (3312.25)

TRACT 6

1. To permit the lot area to be less than 5000 square feet and to be 2526.48 square feet (3332.15)
2. To permit the setback line to be less than ten (10) feet and to be eight (8) feet (3332.21(D)(2))
3. To permit the lot width to be less than fifty (50) feet and to be 25 feet (3332.05)
4. To permit the minimum north side yard setback to be less than 3 feet and to be 0 feet (3332.25)
5. To permit maneuvering to not be provided solely on Tract 6 but to be provided on Tract 6 and the access easement (3312.25)
6. To permit vision clearance triangles required at Summit Street and Second Avenue to be less than 30 feet x 30 feet (3321.05(B)(2))

LEGEND

- IPF 3/4" IRON PIN FOUND
- ◇ MNS MAG NAIL SET
- IPS IRON PIN SET



BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF NORTH 08°21'30" WEST FOR THE EASTERLY RIGHT-OF-WAY LINE OF SUMMIT STREET, OF RECORD IN INSTRUMENT NUMBER 200607200142167, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

NOTE:

THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL IRON PINS SET ARE 3/4" I.D. IRON PIPES 30" LONG, WITH RED PLASTIC CAP STAMPED "LANDMARK SURVEY".

SURVEY OF

6 PROPOSED TRACTS

LYING IN

LOTS 1, 2, & 3 OF SORIN'S SUBDIVISION

PLAT BOOK 1, PAGE 286

CITY OF COLUMBUS, COUNTY OF FRANKLIN

STATE OF OHIO

13310-00429
978 Summit St.

LS LANDMARK SURVEY
GI GROUP, INCORPORATED

2099 WEST FIFTH AVENUE, COLUMBUS, OHIO 43212
PHONE: (614) 485-9000 FAX: (614) 485-9003

DATE: 5/17/13

FILE NO. 146964

DRAWN BY: TNW



City of Columbus Zoning Plat



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010287445

Zoning Number: 978

Street Name: SUMMIT ST

Lot Number: N/A

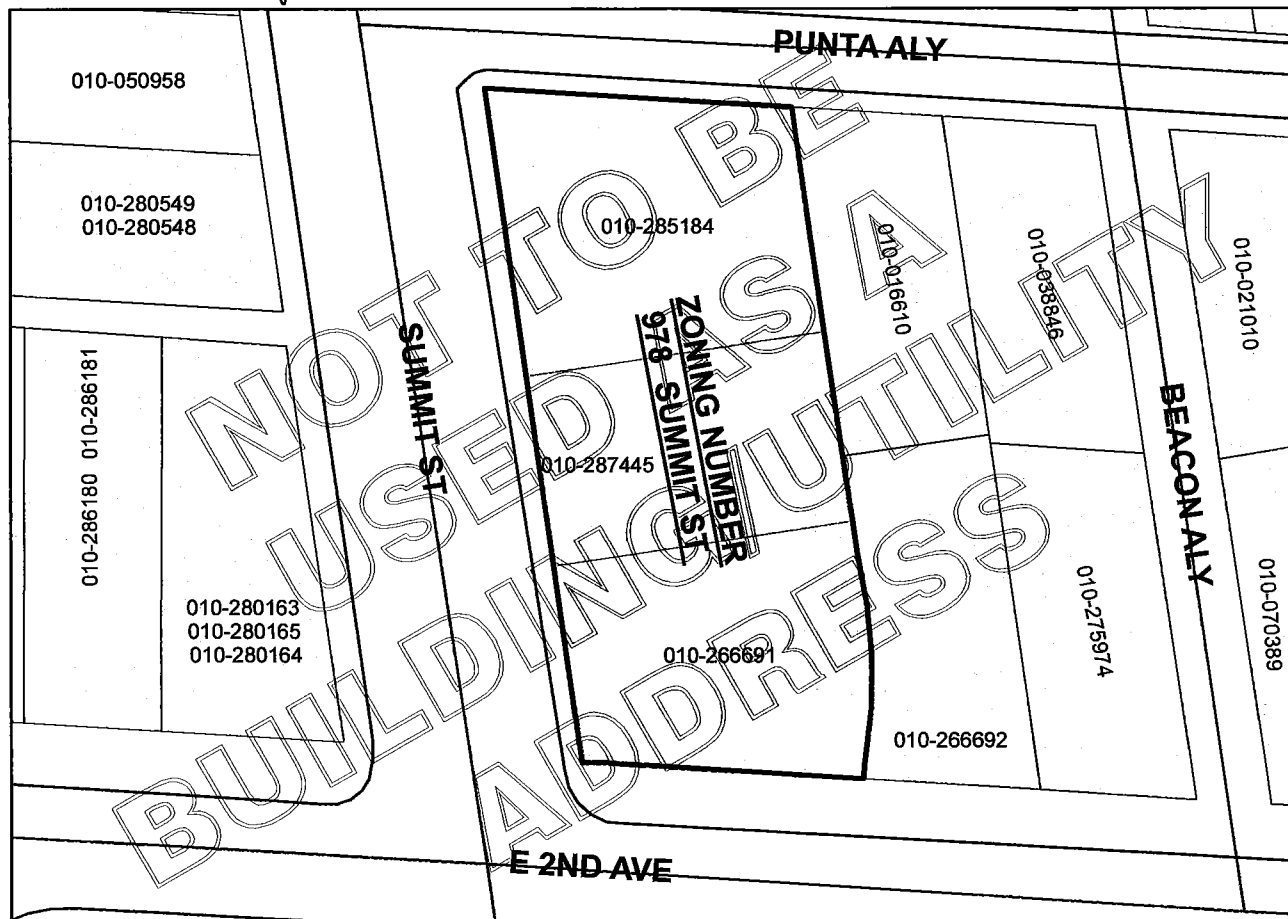
Subdivision: N/A

13310-00429

978 Summit St.

Requested By: CONNIE J KLEMA ESQ

Issued By: Alfred Carson Date: 6/17/2013



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

SCALE: 1 inch = 50 feet

GIS FILE NUMBER: 13796



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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #

13310-00429

978 Summit St.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME)

Connie J. Klema

of (COMPLETE ADDRESS)

145 E RICH ST Cols OH 43215

deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

RUTH Gless / Village Lots, Ltd

41 E LINCOLN ST.

COLS OH 43215

SIGNATURE OF AFFIANT

Connie J. Klema

Subscribed to me in my presence and before me this

13th

day of

June

, in the year

2013

SIGNATURE OF NOTARY PUBLIC

Gordon P. Shuler

GORDON P. SHULER, Attorney At Law

NOTARY PUBLIC - STATE OF OHIO

MY COMMISSION HAS NO EXPIRATION DATE

SECTION 147.03 R. C.

My Commission Expires:

Notary Seal Here

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